

FEBRUARY 16, 1988

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

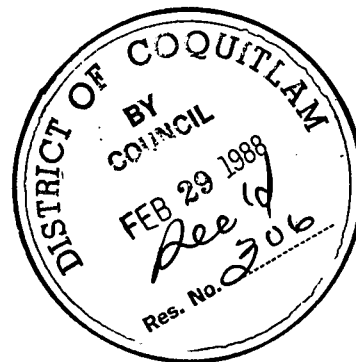
A meeting of the Maillardville Redevelopment Committee was held Tuesday, February 16, 1988 at 7:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
 Ald. W. LeClair, Deputy Chairman
 D. Ashford
 G. Littlejohn
 F. Roset.
 F. McDonald
 F. Bouvier

STAFF:

Tomina de Jong, Long Range Planner

Meeting Notes of September 17, 1987

Ald. Robinson welcomed the Committee members, called the meeting to order, and asked for any comments on the minutes of the previous meeting. The minutes of September 17, 1987 were considered accepted.

HERITAGE SQUARE

Fern Bouvier expressed considerable disappointment with the fact that townhouse buildings are currently under construction on a portion of the lands included in the Heritage Square concept. He indicated he understood the Heritage Square concept has been endorsed by the Maillardville Redevelopment Committee and also by Council, and also that the developer had intended to be cooperative. Construction underway is a direct contradiction to those resolutions and represents an immense frustration to the Committee. Both Ald. Robinson and Ald. LeClair expressed shock and dismay that the Heritage Square concept appears to have been jeopardized. Ald. Robinson indicated the Municipality has a parkland acquisition fund which may be used for such purposes, and Gordon Littlejohn referred to other means of implementation that may have been utilized. It was agreed, however, that it is probably too late and impractical to halt construction.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF FEBRUARY 16, 1988

HERITAGE SQUARE cont'd

Ald. LeClair mentioned if Maillardville Redevelopment Committee recommendations are being overridden or obstructed by any staff, the Committee, including its aldermanic representatives, may be prepared to resign. Frank McDonald pointed out there may be some valid reason for what has happened unknown to the Committee. The members generally concluded there may be a serious complaint here to be registered. If special staff negotiations with the developer allowed this intrusion into the Square for some special reason, it would have been a courtesy to involve or inform the Committee. The Committee is anxious to hear the background to this issue at an early date.

MOVED BY FRANK MCDONALD
SECONDED BY FAY ROSET

COUNCIL
ACTION

- 1 That the Maillardville Redevelopment Committee be advised as to why construction is proceeding on a part of the Heritage Square lands, what factors were taken into consideration, and why this construction has proceeded without the Maillardville Redevelopment Committee being previously informed. If there are no valid reasons for the park concept not proceeding as initially endorsed, Committee wishes Council to note the Maillardville Redevelopment Committee is extremely disappointed and frustrated.

CARRIED UNANIMOUSLY

REVITALIZATION PROGRAM PROCEEDING TO WORKING DRAWING STAGE

Prior to the meeting, Committee members received the report addressed to the Land Use Committee and the Maillardville Redevelopment Committee dated February 1, 1988, dealing with this matter, and recommending four alternate routes for proceeding with non-engineering design work. Mr. Ashford described the attractiveness of the Edgemont revitalization scheme and suggested its success was largely due to the fact of engineering works being "softened" by a strong hand in the architectural input. Other members of the Committee mentioned the need for flexibility in design and the general importance of architectural features. Committee members commented favourably on the previous work by Mr. Frank Ducote and Mr. Lewis Villegas. In reference to the alternate recommendations, the Committee moved as follows:

MAILLARDVILLE REDEVELOPMENT COMMITTEE
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MOVED BY FERN BOUVIER
SECONDED BY DEREK ASHFORD

COUNCIL
ACTION

- 2 That Council be advised the Maillardville Redevelopment Committee supports the Planning Department's recommendation to "continue with Frank Ducote and Lewis Villegas, who would coordinate the work of Pacific Landplan, Landscape Architects, who have been involved in the program since 1986".

CARRIED UNANIMOUSLY

Some further discussion on this matter resulted in a second motion:

MOVED BY DEREK ASHFORD
SECONDED BY FERN BOUVIER

COUNCIL
ACTION

- 3 That Council be further advised this Committee recommends:
- a) that the engineering consulting firm to be engaged to do the working drawings for the business area revitalization scheme be chosen by and under the direction of the revitalization architectural design consultant;
 - b) that any fee or budget adjustments be made accordingly; and
 - c) that it be understood some architectural design licence in project design be accommodated.

CARRIED UNANIMOUSLY

While Committee members were pleased to see the report of February 1, 1988, Mr. Ashford mentioned that a time frame for revitalization construction as previously requested by Committee was noticeably absent from the report.

GATEWAY PLAZA

Mr. Ashford introduced the scale model concept for a "Gateway Plaza", as prepared by Mr. Ducote. The objective of the project is to create a definite entrance to the community at the intersection of Brunette and Blue Mountain with the Lougheed, and to provide some unique identity and orientation. The tower concept is intended to repeat the tower theme that may come about in a more modest manner on the proposed Maillardville Shopping Centre redevelopment. Committee felt an analog clock would be a suitable feature for the tower.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF FEBRUARY 16, 1988

GATEWAY PLAZA cont'd

It was generally concluded that a clock tower was acceptable. Land ownership in the area was questioned. Tomina de Jong replied that most is under municipal ownership but there are additional lands owned by the Ministry of Transportation and Highways that would have to be acquired. (An additional note of clarification: Acquisition of private land on Adair, while not essential to the plaza itself, may be necessary to implement the parking area scheme adjacent the plaza.)

BUSINESS IMPROVEMENT AREA (BIA) PACKAGE

The material from the Ministry of Municipal Affairs on BIAs was distributed to members along with a memo to Land Use Committee on the subject, as dated February 8, 1988. Ald. LeClair likened the BIA concept to a shopping mall with a management fee for advertising promotions and other activities. Tomina de Jong outlined some of the parallels between this program and the revitalization program and how one incorporates the other. She indicated some uncertainty as to the Ministry's disposition on proceeding in revitalization with or without a BIA designation. Ald. Robinson mentioned some reluctance with the concept in that it involves Council participating in what is really a private Board and on matters not normally relevant to Council members. Mr. Ashford questioned the sample budget program in the material.

It was generally concluded that staff be requested to provide more information on the pros and cons of BIAs and that this be brought back to the Committee.

DESIGNATED REVITALIZATION AREA BOUNDARIES

Mr. Bouvier asked Committee to consider extending the business area designation easterly along Brunette Avenue. There was some discussion as to how the current area boundaries arose; Tomina de Jong indicated the Ministry preferred a compact and predominantly commercial business area designation. It was agreed the area under consideration for various capital improvements should remain confined as is but that possibly a larger area could be considered for the Facade Improvement Program component of revitalization.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
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DESIGNATED REVITALIZATION AREA BOUNDARIES cont'd

MOVED BY FERN BOUVIER
SECONDED BY ALD. LECLAIR

COUNCIL ACTION 4 *By* That Council request staff to explore extending the area now designated for revitalization along both sides of Brunette easterly to Marmont Street for the purpose of encouraging facade improvements.

*APP'D
RES.
Co # 307/88*

CARRIED UNANIMOUSLY

1500 BLOCK BRUNETTE AVENUE

The Committee was in receipt of the report to Land Use Committee dated January 20, 1988 regarding the land use designation in the 1500 block Brunette Avenue. Ald. Robinson asked Tomina de Jong to review the Planning Department's position, and discussion ensued amongst the members regarding single-family, townhousing, and possible industrial use of these lands. Mr. McDonald spoke strongly against any rental project (as opposed to strata title development) occurring in this general area. In response to T. de Jong questioning the feasibility of a proper land assembly, Mr. Littlejohn suggested economic factors should not determine land use alternatives, and it may not be the Committee's role to comment on land use in general. He suggested the Committee should essentially encourage proposals adhering to the design guidelines.

Ald. Robinson raised the question of land use designation further to the east along Booth Avenue and pointed out land use review of one block should also entail a review of the nearby area. As the discussion was inconclusive, Ald. Robinson suggested the Committee members review the matter individually, possibly visit the neighbourhood, and that the Planning Department bring this item back to the Committee at the next meeting.

BUDGET ALLOCATION

Ald. Robinson noted costs of the eventual completion of the various projects proposed for Maillardville will no doubt be high. It was agreed that it may be necessary to put aside a significant allocation this year towards meeting those total costs. After further discussion of what possible range of dollar figure and financing arrangements may be needed, it was moved as follows:

MAILLARDVILLE REDEVELOPMENT COMMITTEE
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MOVED BY FERN BOUVIER
SECONDED BY DEREK ASHFORD

COUNCIL ACTION 5 That Council set aside between \$250,000 and \$500,000 this calendar year towards assuring the eventual completion of plans for the Maillardville Business Area Revitalization Scheme.

*APP'D B
Co. Res
2/20/88*

CARRIED UNANIMOUSLY

AVAILABILITY OF INFORMATION

Arising from the previous discussion, Mr. Ashford suggested there was not sufficient information available to the members of this Committee. Mr. Bouvier concurred and suggested that if it was necessary for members of this Committee to sign documents swearing confidentiality regarding any material received, no doubt the Committee members would be willing and would adhere to this requirement. Mention was made of past engineering and traffic studies that had not been made available to Committee members, and that other information may exist that would be of interest to the Committee.

MOVED BY DEREK ASHFORD
SECONDED BY FERN BOUVIER

COUNCIL ACTION 6 That Council authorize staff to provide the Maillardville Redevelopment Committee with any relevant reports, past or future, including engineering reports and reports with cost estimates or other material if it is relevant to this Committee.

*APP'D B
Co. Res
2/20/88*

CARRIED UNANIMOUSLY

Information Items

Tomina de Jong then distributed additional information items for the Committee:

1. the 1988 ditch elimination program sketch;
2. Commercial Design Guidelines Maillardville, revised format;
3. updated listing of businesses and owners on Brunette Avenue east of Blue Mountain.

TD/cr

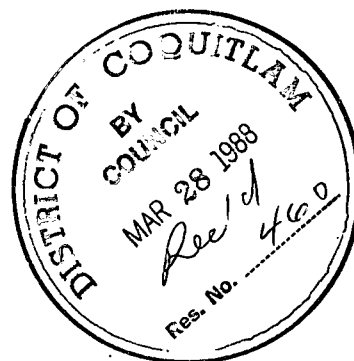
MARCH 15, 1988

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

A meeting of the Maillardville Redevelopment Committee was held on Tuesday, March 15, 1988 at 7:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
 Ald. W. LeClair, Deputy Chairman
 Gilles Lizee
 Germain Fortier
 Derek Ashford
 Lenore Peyton
 Fern Bouvier
 Gordon Litlejohn



STAFF: J.L. Tonn, Municipal Manager
 N. Nyberg, Municipal Engineer
 Tomina de Jong, Long Range Planner

Ald. Robinson called the meeting to order and noted the absence due to serious illness of Fay Roset and Maurice Labossiere. Members asked that it be recorded that they all wish a speedy recovery to Fay Roset and Maurice Labossiere. The Municipal Manager offered to arrange for flowers as a get well message from the Committee.

Meeting Notes of February 16, 1988

Ald. Robinson asked for comments on the previous minutes; as there were none, they were considered accepted.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF MARCH 15, 1988

BUSINESS ARISING FROM THE MINUTES

Ald. Robinson indicated the meeting would proceed in reference to the minutes of February 16, 1988.

HERITAGE SQUARE

In reading from the minutes on this subject, Ald. Robinson noted his disappointment regarding Heritage Square and his tendered resignation as Chairman. Ald. Robinson wanted to convey he was glad his resignation had been refused by the Mayor. He then invited Jim Tonn to speak to the subject of Heritage Square.

Jim Tonn referred to the minutes of the Committee in March, 1987, Council's approval, Design Committee's review and related events leading to construction at 98 Begin. He emphasized that Heritage Square has always been called a "concept", and therein may be the source of the difficulties. He apologized to the Committee for what transpired and outlined more recent actions of Council.

Mr. Bouvier asked Jim Tonn to speak more generally as to the future of the Brunette Avenue area, and referred to Maillardville initiatives dating back a number of years. Mr. Tonn and Mr. Nyberg joined in responding: the area east of King Edward will soon be completely transposed. Council has expressed intentions for revitalization in the commercial area. Non-visible engineering works (ditch elimination, sewers) are proceeding. There followed some explanation and discussion of Alternatives A and B for Heritage Square. It was later noted there are no current budget allocations for the Square or the parking lot adjacent.

RESIDENTIAL DESIGN: Fencing and Landscaping

Lenore Peyton expressed concern regarding fencing along streetscapes in Maillardville, particularly as is now beginning to appear with new projects. Her concern was that there should not be a wall of fences along Brunette Avenue or other streets, and that fencing should be softened or substituted with landscaping. Ald. LeClair suggested this concern should be forwarded to the Design Committee.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF MARCH 15, 1988

BUDGET ALLOCATION

Mr. Tonn outlined the current budgetary process and proposal to provide for engineering and landscape architecture design drawings. He questioned the disposition of merchants in the area. Mr. Ashford responded that support was evident in the past for the revitalization scheme, but it is currently difficult to gauge. Support is not being solicited at the moment, and such a process is not suggested until there is a definite project or commitment to offer the merchants. Their participation may well revolve around what dollar amounts come forward. There was general concurrence that the cost to the Municipality and to the merchant of revitalization has to be ascertained before going to the merchants for support; engineering design drawings must be in place to make this assessment.

Mr. Nyberg indicated he was aware the Committee felt the revitalization program has been proceeding slowly and wanted the Committee to be aware of the considerable staff activity that has been ongoing. He described the difficult engineering works that are being entertained. Asked as to the project's time frame, Mr. Nyberg said the design drawings could be complete in 60 to 90 days after the budget approval for same. The recommended budget for design works, does allow for several iterations of design. Construction is possible in 1988 subject to Council approval of the initiative. Other costly major municipal projects currently under consideration were itemized. Mr. Nyberg emphasized the importance of the revitalization works proceeding all at once rather than incrementally.

GATEWAY PLAZA

Ald. Robinson asked whether the Gateway Plaza concept could proceed in advance of roadworks. Mr. Nyberg suggested this was possible, but again, that he would prefer to see the revitalization projects executed as one package or occurring in parallel. Mr. Nyberg recommended the Committee consider the proposed model of revitalization works as an excellent design and promotional tool.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF MARCH 15, 1988

AVAILABILITY OF INFORMATION

At this point, there was some reference to past communications, but also as to how the current meeting was extremely instructive. Upon Mr. Tonn's suggestion that an engineering staff representative attend Committee meetings, Mr. Nyberg offered to regularly attend. Mr. Tonn said he would also ask Mr. Richard White to attend meetings to assist on design questions.

REVITALIZATION PROGRAM PROCEEDING TO WORKING DRAWING STAGE

Members and staff discussed how the success of revitalization programs may be contingent upon engineering works being "softened" by a strong hand in architectural input. Mr. Nyberg said he saw the two design projects, engineering design and non-engineering design works, proceeding side by side, that there were not a great number of things on which the two efforts require collaboration. The median location on Brunette Avenue may be one area which may require special input from both sides, but overall the process would be one of communication at a few intervals in the process.

BUSINESS IMPROVEMENT AREAS (BIAs)

Tomina de Jong highlighted the main points of the memorandum before Committee. After discussion, it was agreed that this should be raised with the local merchants, but not until such time as their support is being solicited in the context of revitalization.

FACADE TREATMENT PROGRAM

Tomina de Jong referred to the memorandum before Committee, pointing out that the area eligible for facade improvement grants must be coincident with the area for capital improvements. Mr. Bouvier said the Caisse Populaire may be viewed as the first to participate in Phase 2 of the Revitalization Program.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF MARCH 15, 1988

SOUTHWEST TOWN CENTRE OCP

Ald. Robinson drew attention to the current Southwest Coquitlam and Town Centre OCP process and asked members to be alert to the advertising for the OCP public meetings soon. Tomina de Jong pointed out the OCP process would "officialize" the Design Guidelines recommended by Committee and endorsed by Council, but that the overall OCP would not deal further with issues in Maillardville at this time.

Referring back to previous discussions, the Committee resolved as follows:

MOVED BY GILLES LIZEE
SECONDED BY GERMAIN FORTIER

7 That Council request Design Committee give close attention to fencing and landscaping details in evaluating plans in Maillardville and to look at fencing in terms of the overall streetscape as well as on a project basis.

(Particular concerns relate to the possible tunnelling effect of unbroken non transparent fencing along any given frontage, the need for fences to be articulated, and the preferred substitute or mix of landscaping. Reference was made to overly extensive fencing in the Ozada area.)

CARRIED UNANIMOUSLY

MOVED BY GILLES LIZEE
SECONDED BY DEREK ASHFORD

8 That subject to favourable consideration of the proposed budget, the Committee recommends Council approve an expenditure bylaw to authorize engineering (civil, electrical, hydro and telephone) and urban design (landscape architecture, model, business improvements and participation) works totalling \$50,000.

CARRIED UNANIMOUSLY

COUNCIL ACTION

*APPROVED
Co. Res.
#461/88*

COUNCIL ACTION

*APPROVED
Co. Res.
#462/88*

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF MARCH 15, 1988

MOVED BY LENORE PEYTON
SECONDED BY GERMAIN FORTIER

COUNCIL ACTION 9 That at the time of any improvements to the existing municipal parking lot adjacent the Place des Arts, Council ensure existing trees be retained.

CARRIED UNANIMOUSLY

*APP'D BY
Co. R 33
468/88*

MOVED BY FERN BOUVIER
SECONDED BY GILLES LIZEE

COUNCIL ACTION 10 That Council request the Parks and Recreation Committee determine if it would be allowable to use interest funds from the parkland acquisition fund to implement components of the Heritage Square and to determine if the project would be an appropriate priority for implementation in 1989.

CARRIED UNANIMOUSLY

*APP'D BY
Co. R 33
464/88*

Committee members may wish to note the date for the Official Community Plan Open House has now been confirmed:

April 14, 1988
Centennial School
Student Lounge
4:30 p.m. - 9:30 p.m.

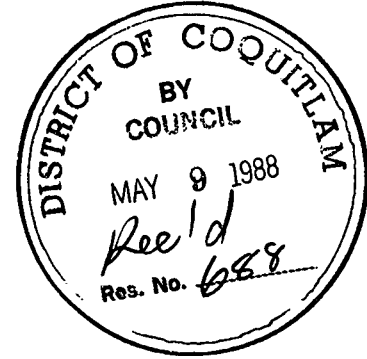
APRIL 19, 1988

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

A meeting of the Maillardville Redevelopment Committee was held on Tuesday, April 19, 1988 at 7:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
 Derek Ashford
 Germain Fortier
 Fern Bouvier
 Gilles Lizee
 Frank McDonald
 Fay Roset

STAFF:

Tomina de Jong, Long Range Planner
 Eric Tiessen, Deputy Planning Director
 N. Nyberg, Municipal Engineer
 Sever Rondestvedt, Supervisor, Engineering Services

Ald. Robinson called the meeting to order. Regrets were passed on from Ald. LeClair and Gordon Littlejohn.

T. de Jong read the motions from the previous meeting and Ald. Robinson briefly noted Council actions on each.

Meeting Notes of March 15, 1988

Ald. Robinson asked for comments on the previous minutes. There were none and the minutes were accepted.

BUSINESS ARISING FROM THE MINUTES(a) Fencing and Landscaping Resolution

Neil Nyberg reported that the Subdivision Committee had considered this resolution and would take Committee's recommendation into consideration. He further noted special attention required to the location of supermailboxes and that the right-of-way along Brunette Avenue is very limited.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF APRIL 19, 1988

BUSINESS ARISING FROM THE MINUTES cont'd

(b) Budget Allocation for Design

Mr. Rondestvedt and Mr. Nyberg noted that a purchase order had been issued for Web Engineering to conduct the engineering design drawings for the business area of Brunette Avenue. Mr. Nyberg noted that Lindsay Models and Design Consultants Ltd. have been approached for quotations for constructing a model of the project.

(c) Parking Lot Adjacent, Place des Arts

Ald. Robinson confirmed that Council had concurred with Committee's resolution; Mr. Nyberg confirmed his Department had taken note of the objective to retain trees in any redevelopment.

(d) Heritage Square Funding

Ald. Robinson indicated funding is not expected in 1988. Ald. LeClair was to have spoken to this matter and may do so at the next meeting.

NEW BUSINESS

Left Turn in Brunette Avenue and Concept Drawings

Mr. Nyberg introduced two options, "A" and "B", for Brunette Avenue, as recently drafted by the engineering consultants. Option "A" shows a left turn in Brunette Avenue for eastbound traffic at the public lane between the Woods property and the Chevron service station. Option "B" has a left turn for eastbound traffic opposite Allard Street. Mr. Rondestvedt went on to explain these two alternatives. Committee members asked several questions.

In summary, Option "A" allows turning movements into a one-way lane and has no widening of the pedestrian space on the south side of Brunette, (though this could be accommodated within Option "A"). A pedestrian crossing of Brunette Avenue would be difficult to achieve under Option "A".

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF APRIL 19, 1988

NEW BUSINESS

Left Turn in Brunette Avenue and Concept Drawings cont'd

Option "B" is estimated to be more expensive; it allows turning movements into a two-way street and provides for a 2.5-meter pedestrian area on the south side of Brunette Avenue. Option "B" encroaches considerably on the Chevron property, but advantages of Option "B" were also pointed out. Committee members expressed concern regarding restriction of movements onto Brunette Avenue from Woolridge Street. Mr. Nyberg indicated Option "B" was the preferable choice from an engineering point of view.

Mr. Bouvier asked whether Mr. Ducote and Mr. Villegas had viewed these options; Mr. Nyberg responded this road design is an engineering responsibility. Consultation may occur when the final roadway envelope is defined. Mr. Nyberg and Mr. Rondestvedt went on to discuss contacts made with B.C. Hydro and B.C. Telephone. While the current project proposes to place utilities underground only as far east as Woolridge, Committee members urged the design and negotiations be conducted in a manner which would not impede extending the undergrounding of these facilities further east along Brunette at some later date. Mr. Nyberg assured Committee members this could be assumed.

Mr. Nyberg suggested the end of July as a date to expect a budget envelope to proceed to Council for this business area revitalization project up to Woolridge Street. The timing of construction was questioned by Ald. Robinson. Assuming budget approval, it was suggested construction could commence four to six weeks thereafter. The importance of construction completion prior to the superstore opening was discussed.

Heritage Square Design

Concern was again expressed regarding Heritage Square and a need to redesign in view of residential development adjacent.

MOVED BY FERN BOUVIER
SECONDED BY DEREK ASHFORD

COUNCIL ACTION 11 That Council review budget allocations for 1988 and make funds available for the planning and redesign of Heritage Square.

CARRIED UNANIMOUSLY

*Sec Rec
689/88*

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF APRIL 19, 1988

Heritage Square Design cont'd

MOVED BY FRANK MCDONALD
SECONDED BY FERN BOUVIER

COUNCIL ACTION 12 That in the design of Heritage Square, Council consider an option of moving the Family Centre building (Mackin House) to a different site to make additional land available to the Heritage Square.

*APP'D
C.A.S.
Co # 690/88*

CARRIED UNANIMOUSLY

To enable further and more open discussion, all staff were excused at this point in the meeting. Mayor Lou Sekora joined the meeting shortly thereafter.

HERITAGE SQUARE

Committee members described the planned vista as the heart of the original Heritage Square concept. This feature of the Square can no longer be realized. The significance of this loss is such that members wished to record again that their concerns have not been alleviated by recent presentations and recommendations. Committee members went on to discuss the pros and cons of moving Mackin House.

BUSINESS AREA PARTICIPATION

Following from the informative presentation given by Mr. Nyberg and Mr. Rondestvedt, Committee members felt that the process is now at a point suitable for encouraging merchant participation. The Committee thus requests the Engineering representatives be available in the next few weeks to make a similar presentation to the merchants, allowing for their comments and questions. This is an opportunity to begin conveying the implications of the larger picture and to solicit reactions to the scheme.

The Committee further requests the revitalization architect be either available for that same meeting with the merchants and/or be involved prior to the meeting to review the plans and submit any suggestions of minor modification.

TD/cr

ENGINEERING
QUEST

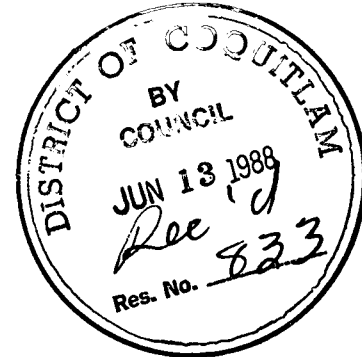
MAY 17, 1988

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

A meeting of the Maillardville Redevelopment Committee was held on Tuesday, May 17, 1988, at 7:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
 Ald. W. LeClair, Deputy Chairman
 Gilles Lizee
 Derek Ashford
 Frank McDonald
 Lenore Peyton

STAFF:

Tomina de Jong, Long Range Planner
 Eric Tiessen, Deputy Planning Director
 Neil Nyberg, Municipal Engineer
 Sever Rondestvedt, Supervisor, Engineering Services
 Richard White, Director of Permits & Licenses

Meeting Notes of April 19, 1988

T. de Jong read the motions from the previous meeting, and Alderman Robinson briefly noted Council actions on each. The minutes were considered accepted.

There was some preliminary discussion in the context of the minutes regarding the redesign of the Heritage Square, which was dealt with again later, and there was both opening and closing discussions on the meeting with the local businessmen. The comments are all incorporated in the minutes that follow.

A. Meeting with the Businesses

T. de Jong was asked to report on the meeting with the businesses and briefly alluded to the memorandum before the Committee on this subject. Two major issues identified related to the increasing difficulty with parking in the area and to the proposed median in Brunette at Woolridge. Mr. Ashford mentioned businessmen are concerned with what it is going to cost them.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF MAY 17, 1988

A. Meeting with the Businesses cont'd

Mr. Nyberg noted that the Adair parking lot was part of the project now being designed. He noted the meeting with the businesses had served to identify a need for public parking signs in the existing parking lot adjacent the Cal-Dale Market and that his Department will be seeing to this. The meeting had also precipitated a very good suggestion of peripheral signage for Maillardville, signage on the Lougheed and Brunette Avenue outside the immediate area to identify Maillardville.

Mr. Nyberg said traffic volume counts on Brunette Avenue have already reached the same as the volume counts originally projected for Brunette with the superstore in place.

(Mr. Rondestvedt left the meeting after this initial discussion; additional discussion on the business meeting took place later in this meeting.)

Mr. Nyberg suggested his Department was one week to ten days away from firming up the land requirements on the north side of Brunette Avenue. Early July is still the projected target date for cost estimates to go before Council.

T. de Jong distributed the written comments of Frank Ducote on the meeting and proposed roadworks. Legal boundaries and related base information regarding the highways will be sent to Frank Ducote by Engineering to enable further review of works at the Lougheed. Ensuing discussion revolved around resolution of the left turn facility, traffic movements and longer range alternatives.

The realignment of Woolridge is viewed by Engineering as a second and long-term phase to this project and is not being considered at this time. Mr. Ashford expressed strong concern that the final solution be identified, appropriate lands protected, etc., so that the interim solution is now designed to fit in with the longer term objectives. Mr. Ashford requested Mr. Nyberg provide a written response to Mr. Ducote's letter, to which Mr. Nyberg concurred.

Mr. Ashford stressed existing traffic movements now within the area should be maintained rather than reduced.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF MAY 17, 1988

A. Meeting with the Businesses cont'd

There was then some discussion as to whether additional comments from the local area on the engineering design would be appropriate at this time. Mr. Ashford expressed concern that there was no forum for the businessmen to comment prior to the horizontal geometrics being finalized over the next two to three weeks. He foresees a major issue in terms of traffic movements and general functional design.

Mr. Nyberg suggested Engineering representatives could provide the information regarding traffic volumes and turning movements for a meeting with local businesses. Ald. Robinson suggested these preparations be made and when the Engineering representatives are ready, to advise T. de Jong.

B. Heritage Square Redesign

Ald. Robinson reported that Ald. Reid had contacted Crown Forest and discussed the Heritage Square project. It is understood Committee and Council may look forward to a financial donation from Crown Forest for this project.

Richard White said he needed some design criteria to begin his work. Members of Committee joined in, especially with Mrs. Peyton, to mention such things as the need for outdoor performance space, sitting or waiting areas, drop-off facility and display needs. Mr. White was asked to confer with both Mr. Bouvier and Mrs. Peyton. He suggested he would get back to Committee by the next meeting with some preliminary drawings for Committee's reaction.

Mrs. Peyton questioned the fencing proposed for the project at 98 Begin adjacent the Place des Arts. She noted that the landscape architect who was to have contacted her on this did not do so.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF MAY 17, 1988

B. Heritage Square Redesign cont'd

T. de Jong noted she had provided relevant portions of the plans to Mrs. Peyton sometime ago. Concern remains as to any changes being proposed and the type of fencing. Ald. Robinson requested the Planning Department contact the developer or his designer for consultation with Mrs. Peyton.

T. de Jong noted that the development control section of the Planning Department was contacting every developer along the Brunette area as to previous or current submissions on fencing and landscaping. This is as a result of the Committee's and Council's expressed concern.

C. Residential Development and Municipal Parking Lot on South Side of Brunette Avenue

T. de Jong reported that the number of cars now using the municipal parking lot roughly approximates the same number that would be accommodated by an improved parking lot. In fact, this is based on a design for an improved parking lot prepared a year ago, one which is not necessarily the most efficient. She suggested the Heritage Square redesign assignment include also design for the adjacent municipal parking lot. Mr. White and others generally concurred.

D. Parking Conflicts in the Laval Square Area

Ald. LeClair described the problem that exists with the different activities going on in Parish Church and in Place Maillardville. T. de Jong noted Mr. White had been advised by the Mayor to consider this parking situation in designs for expansion of Place Maillardville.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF MAY 17, 1988

E. Maillardville OCP Amendment

Ald. Robinson suggested the memorandum from E. Tiessen that was delivered along with the rest of the material to Committee members be sent out again on its own. It will be delivered with the specific direction to Committee members to individually indicate priorities and return the memorandum to the Planning Department.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Maillardville
Redevelopment Committee DEPARTMENT: DATE: May 9, 1988

FROM: D.M. Buchanan DEPARTMENT: Planning YOUR FILE:

SUBJECT: Meeting with Businesses - May 5, 1988 OUR FILE: C19-M

Further to the Committee's request, a meeting was held May 5, 1988 with members of the Maillardville business area community to discuss the engineering issues brought forward in discussion with Committee by Mr. Nyberg April 19, 1988.

I should note Mr. Ashford arranged for both written and telephone contacts with the Maillardville business community. Attached is the letter as distributed.

Mixed Opinions Received

Committee members may recall "Option B", the engineering drawing of roadworks anticipated; this drawing was the focus of a great deal of discussion. There were certainly some vociferous expressions of concern with the roadworks proposed. A need for more parking was a major issue. Access to existing parking on the south side of Brunette is becoming difficult. Overall, however, I did hear business people pleased to be involved, looking forward to further involvement, and glad for the objectives of revitalization.

The following were of particular concern:

- (1) the median preventing left turn movements at Woolridge;
- (2) the need for a safe pedestrian crosswalk on Brunette, possibly signalized;
- (3) narrower sidewalks shown on the south side of Brunette than on the north side.

The local area businesses are concerned clientele will actually be driven away by the project because the roadworks of themselves do promote through traffic travel.

Additional Comments to Come

Several participants did take away comment sheets and said they would be mailing them in at a later date.

Mr. Frank Ducote, while present and active at the meeting, has not yet received a copy of the roadworks designs under discussion. I anticipate receiving a written summary of the comments he made at the meeting or additional comments and will provide them to Committee.

Maillardville
Redevelopment Committee . . .

May 9, 1988
Our File: C19-M

I understand the engineering drawings are being revised to reflect the three points listed above and the additional point to widen the median at its western extremity near the Lougheed.

TD/cr



D.M. Buchanan
Planning Director

April 27, 1988

DEAR PROPERTY OWNER:

RE: MAILLARDVILLE REDEVELOPMENT - BRUNETTE AVENUE REVITALIZATION

As part of the Brunette Avenue Revitalization and Redevelopment, the District of Coquitlam Engineering Department are proceeding with the redesign of Brunette Avenue which will impact the businesses on Brunette Avenue and surrounding streets.

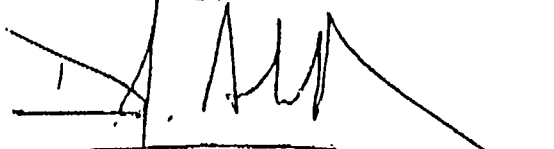
Mayor Lou Sekora has offered the use of the Council Committee Room in the Municipal Hall for a meeting of the affected property owners and merchants and has requested representatives of the District's Engineering and Planning staff as well as Mr. Frank Ducote, the revitalization architect to attend a:

DROP-IN INFORMATION MEETING
Thursday, May 5th, 1988
4 pm - 5 pm
Council Committee Room
MUNICIPAL HALL,
1111 Brunette Avenue
Coquitlam

IF YOU HAVE ANY QUERIES CONTACT TOMINA DE JONG AT 526-3611

We look forward to your attendance at this important meeting.

Yours truly,



Derek J. Ashford
for: The Maillardville Merchants

COQUITLAM DISTRICT
COMMUNITY DEVELOPMENT
800 40 3000
MAILING TO THE
THE DISTRICT

DISTRICT OF COQUITLAM

Inter-Office Communication

Maillardville
Redevelopment Committee

DEPARTMENT: Planning

DATE: 1988 05 10

FROM: D.M. Buchanan

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Meeting of May 17, 1988

OUR FILE: C19-M

I write to provide some background for the meeting of May 17th:

1. Meeting With Businesses

Further to Committee's request, a meeting was held with the business community on May 5th. I enclose my summary statement of the meeting but note here that Committee members, Fay Roset, Fern Bouvier, Germain Fortier, Frank McDonald, Gordon Littlejohn and Alderman LeClair were all in attendance and may wish to convey additional comments. Mr. Nyberg may be available to respond to any further questions of Committee and outline the next steps.

2. Heritage Square Redesign

In response to Committee's resolution on May 9, 1988, Council directed Richard White, the Director of Permits and Licenses, to prepare drawings, respond to the idea of relocation of Mackin House, and get into financial implications within a four to six-week time frame. Again, I understand Mr. White may be available to answer any additional Committee questions.

3. Residential Development and the Municipal Parking Lot on the South Side of Brunette Avenue

With the April Committee minutes, a sketch was distributed updating an earlier one of the new developments on the Brunette Avenue frontage, primarily between Marmont and Schoolhouse. Upon receipt of the sketch, Mrs. Peyton raised concern about the proposed development site on the east side of the municipal parking lot, east of Place des Arts. She pointed out that municipal staff (and Place des Arts clientele) are parking not only on municipal land but on the parcel adjacent, which is privately owned. The privately-owned parcel is Lot 8 of Plan 2624 on the sketch which I attach again.

Mrs. Peyton's concern is that if this private site, together with Lots A, B and C becomes a new multiple-family site, the land currently in use for parking will, of course, be diminished. She is certainly correct in raising this concern. At the same time, however, a properly paved and improved municipal parking lot with parking stalls delineated would also be a more efficient parking lot. Thus, we need to make this kind of "before and after" assessment to respond to the concern. I hope to have these numbers available at the time of the meeting.

Maillardville Redevelopment
Committee . . .

1988 05 10
Our File: C19-M

4. Parking Conflicts in the Laval Square Area


This issue was raised in discussions with Notre Dame de Lourdes Church representatives on April 19, 1988. Overflow parking from Place Maillardville onto the Church lands was the concern, though the meeting was intended to address heritage designation of the church. We have advised the Church and Mrs. Irma Sjodin, Director of Place Maillardville, that the parking situation will be taken into consideration in any expansion of the Place Maillardville facilities on the adjacent lands. I mention this as background information for the Committee.

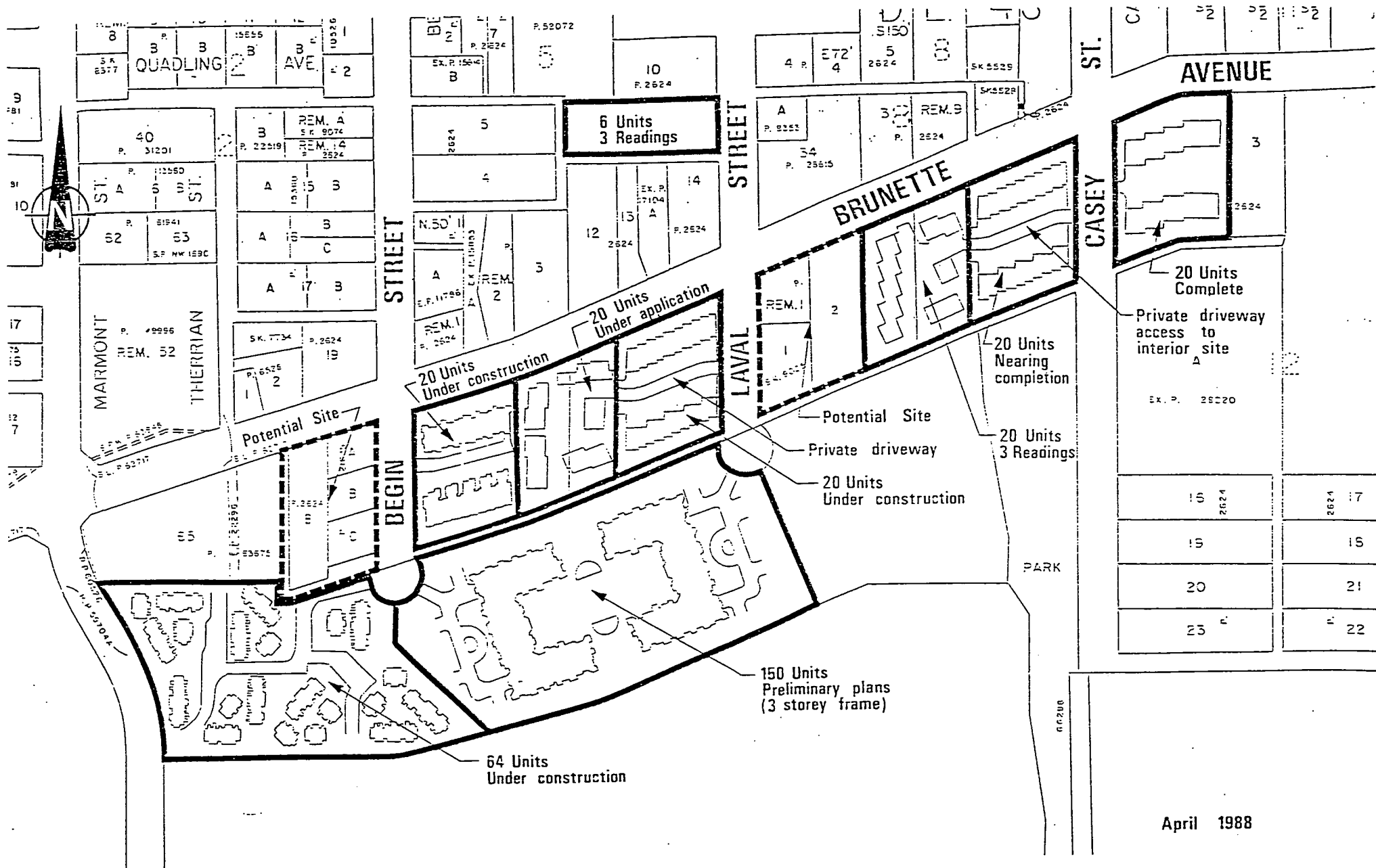
5. Maillardville OCP Amendment

Attached is a memo (from E. Tiessen to "File"), which outlines in very wide terms a number of potential issues the Maillardville OCP amendment could deal with. While the memo was prepared initially for Department use, it may serve as a means for setting the Committee's priorities for Maillardville OCP amendment. Perhaps each member of the Committee could take some moments to:

- read the attached;
- add any issues you think are missing;
- place a priority number, 1 to 10, beside issues you feel should have priority (1 the highest); and
- stroke out any issues you feel are inconsequential or better handled by other means.

TD/cr
encl.


D.M. Buchanan
Planning Director



1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24

April 1988

DISTRICT OF COQUITLAM

Inter-Office Communication

File	DEPARTMENT: Planning	DATE: 1988 05 04
FROM: Eric Tiessen	DEPARTMENT: Planning	YOUR FILE:
SUBJECT: Identification of Issues Maillardville OCP Amendment		OUR FILE: CP-M

1.0 GENERAL

1.1 Purpose

This paper is the initial step in a three-part process to define the scope of the Maillardville OCP amendment:

- 1) prepare a fairly wide listing of potential issues;
- 2) obtain input as to any missing items, and as to which issues should receive priority;
- 3) prepare terms of reference concentrating on selected issues.

The listing below is therefore more extensive than what can realistically be handled in detail in the plan amendment.

1.2 General Thrust

Activity and interest in Maillardville over the last two years has been in three areas:

- a) "Cultural" - i.e. Architectural and French Canadian cultural heritage,
- b) "Redevelopment" - i.e. "clean up Brunette Avenue", and
- c) "Revitalization" - i.e. increasing the viability and livability of the neighbourhood's commercial and residential areas.

In my opinion, the main thrust of the Plan should be on revitalization, with the other two themes subordinate to that thrust.

2.0 MULTI-FAMILY DESIGNATIONS - BRUNETTE/LOUGHEED CORRIDOR

2.1 General Issues

- market considerations - aimed at what market segments? what type of tenure? what quantities are appropriate?
- what densities and forms are appropriate, given market considerations?
- character, in terms of "cultural/heritage? objectives, design guidelines, application of guidelines
- proportion and distribution of social housing.

2.2 Specific Area Issues

- heritage house on Marathon vs apartment designation and undeveloped land adjacent
- "Summit Electric" site
- land use designation for two blocks between Brunette and Booth, from Summit site to Cayer
- extent and appropriateness of multi-family designation and of related heritage policy on north side of Brunette, Laval Square area
- appropriateness of present multi-family designations, Alderson/Blue Mountain/Lougheed area
- RM-1 site on Decaire

3.0 INFILL AND STABILITY - SINGLE-FAMILY AND DUPLEX

3.1 General Issues

- treatment of large lots - what do residents want in terms of options of small-lot subdivision, duplexes, small townhouse projects, or maintaining present policy, etc.?

Notes to File cont'd

1988 05 04
Our File: CP-M

3.1 General Issues cont'd

- neighbourhood stability - present state of housing; role of RRAP; possible public works such as ditch elimination; also, expectations created by designations for other uses nearby;
- boundary conditions, where adjacent multi-family or non-residential uses.

3.2 Specific Area Issues

- if area between Booth and Brunette, "Summit" site to Cayer to be retained as residential, are local improvements required?
- appropriateness of large duplex-zoned areas north of Brunette.

3.0 COMMERCIAL ISSUES

3.1 General Issues

- market impact of superstore - competes with some existing stores but is also a major draw to general area - how can Brunette area be complementary, utilizing that draw?
- commercial designations on Brunette-Lougheed corridor - need review and "tidying up"
- building, siting, signage and canopy guidelines;
- nature of ancillary development spawned by superstore

3.2 Specific Area Issues

- revitalization scheme on Brunette, Lougheed to Lebleu, including design guidelines
- possible future extensions of the business revitalization area

Notes to File cont'd

1988 05 04
Our File: CP-M

3.2 Specific Area Issues cont'd

- nature of CS-1 areas adjacent superstore - Marmont/Lougheed Schoolhouse/Lougheed
- service commercial policies on Bernatchey - review whether still appropriate

4.0 INDUSTRIAL ISSUES

4.1 General Issues

- validity of existing designations
- interface with residential, commercial uses - problems of appearance and traffic

4.2 Specific Area Issues

- interface problems along Booth Avenue
- validity of industrial designation south of Millside School, west side of Schoolhouse
- boundary problems along Adair, west of Woolridge
- nature of development in Nelson/Lougheed/Adair triangle
- design guidelines for future industrial development at Lougheed/Brunette? (opposite Gateway Plaza)
- future of excess Millside School lands

5.0 CULTURAL/SOCIAL ISSUES

5.1 General Issues

- are "people" facilities adequate to deal with current and additional population being introduced into area - i.e. parks, schools, etc.?

Notes to File cont'd

1988 05 04
Our File: CP-M

5.1 General Issues cont'd

- symbolic expressions - Heritage Square, Gateway Plaza, heritage designations
- adequacy of social/recreational programs, especially for youths

5.2 Specific Area Issues

- Heritage Square - includes possibility of moving Kincaid House
- Gateway Plaza
- future development of park area next to Maillard Junior Secondary
- future development of Mackin Park
- Place Maillard - possibility of expanding; need for more parking
- long-term use of Place des Arts, Kincaid House
- heritage designation of church (Laval Square)
- heritage designation of homes, north side of Brunette
- heritage designation of house on Marathon Court
- heritage designation or external appearances, Millside School
- long-term use of Municipal Hall (assuming eventual move to Town Centre) and related timing
- re-use of No. 1 fire hall

6.0 TRAFFIC, SERVICING AND PARKING ISSUES


6.1 General Issues

- traffic impact of new apartments, superstore and related development
- adequacy of services to support new development
- general street improvements to stabilize residential and commercial areas
- transit and pedestrian convenience

6.1 Specific Area Issues

- retaining walls on Brunette, Schoolhouse to Cayer - can effects be softened?
- ditch elimination - in all residential parts of area
- undergrounding of wires in revitalization area, and ultimately in areas further to the east
- turning movements on Brunette in revitalization area - location of left turn bay, turning movements at Woolridge
- opportunities to enhance parking in revitalization area
- possible street extensions in or near commercial area - specifically Roderick and Adair
- possible street closures in residential areas to discourage through traffic - e.g. Nelson
- parking conflicts - between Place Maillard and church
- development of trails or pedestrian areas to the north and east of mobile home park
- impact of construction activity on superstore and nearby sites, on mobile home park

ET/cr


Eric Tiessen
Deputy Planning Director

Frank Ducote

Urban Design

11 May 1988

District of Coquitlam
 Planning Department
 1111 Brunette Avenue
 Coquitlam, B.C. V3K 1E9

Attention: Ms. T. deJong

Re: Proposed Maillardville Road Works

Dear Ms. deJong:

I would like to thank the members of the Maillardville Redevelopment Committee for inviting me to the meeting of the Maillardville Merchants Association, held on 5 May 1988. Also, thank you for sending me pertinent minutes of meetings, as well as a photocopy of engineering drawings of the easterly part of the proposed road improvements. These items, as well as our telephone conversations, have helped bring me "up to speed" with progress being made by the consulting civil engineers, prior to that meeting.

At the Merchants meeting, I had the opportunity to review the overall plans a little more deeply, as well as to listen to concerns expressed by those who attended the meeting. In the spirit of cooperation in striving to meet the objective of revitalizing Maillardville's gateway, I would like to add my own concerns, strictly from an urban design point of view. They are:

1. The need for a loop system of roads that will enhance the present and evolving pattern of commercial development in the area. This includes both a left turn opportunity from Woolridge to Brunette, and some form of connection between Woolridge and Roderick, north of the shopping centre site;
2. The need for a minimum 3m wide sidewalk on the south side of the 900 block of Brunette. It appears from the drawing that this is not being proposed for the sidewalk in the vicinity of the Cal Dale Market;
3. The need for a well-located, safe and attractive pedestrian crosswalk, preferably near where we have shown it, in front of the Woods Hotel;
4. The need for a median with a minimum width of at least 5 feet (1.52m) on Brunette and Loughheed, in order to accommodate entry signage, some landscaping, and decorative paving, as well as to serve as a safe sanctuary for pedestrians using this busy arterial;
5. The need for a site adequate for a "Gateway Plaza" at the entrance to the area. The engineering plan that I saw at the meeting has reduced the area that we had proposed for this place. (Upon receipt of the plan for this part of the road improvements we will review the impact on the existing Gateway Plaza design, which was previously commissioned by the District;
6. The impact of the proposed road widening on the sidewalk in front of the bank at Brunette and Boileau. It should not be forgotten that the

Suite 16
 415 W. Cordova St
 Vancouver BC Canada
 V6B 1E5
 604-688-9284

-2-

basic purpose of these and related improvements in the area is, in my opinion, to enhance the quality of the pedestrian shopping environment as much as possible, and not to simply increase through traffic flows.

In addition to the above items, I would like to emphasize that it is important to retain all of the existing parking spaces on the streets in the area, including those on Woolridge and Boileau near the bank. These spaces are very useful, and contribute to convenient use of nearby establishments.

A direct connection between Woolridge and Roderick might bear design investigation by the engineers, to both facilitate the loop system and to gain access to the proposed additional public parking areas on Roderick and Adair Avenues. I feel that, in this way, the commercial area may evolve through sensitive new development into a functioning precinct, rather than a marginal strip as it now exists. In a precinct, people are encouraged to park and walk to a number of destinations.

In closing, may I reiterate my desire and willingness to participate in a creative design process that includes all those involved in proposed actions and improvements. This would certainly include the merchants, staff, and consultants (both engineers and urban designers). The Merchants meeting was a good first step in this direction.

Sincerely,

Frank A. Ducote

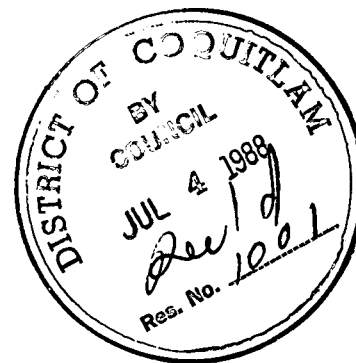
JUNE 21, 1988

MAILLARDVILLE REDEVELOPMENT COMMITTEEMINUTES

A meeting of the Maillardville Redevelopment Committee was held on Tuesday, June 21, 1988, at 7:30 p.m. in the Council Chambers, with the following persons present:

COMMITTEE:

Ald. B. Robinson, Chairman
 Ald. W. LeClair, Deputy Chairman
 Derek Ashford
 Fern Bouvier

SPECIAL GUEST:

Mayor Sekora

STAFF:

Tomina de Jong, Long Range Planner
 Tim Murphy, Supervisor, Traffic & Transportation
 Eric Tiessen, Deputy Planning Director

Traffic Impacts of Roadworks and Development in Maillardville

Mr. Tim Murphy of the Engineering Department provided a full review of traffic volumes and traffic movements in the Maillardville business area today and assuming revitalization as best as may be determined. The Engineering Department is now considering roadworks and development as follows:

- a median in Brunette Avenue from the Lougheed east to Allard;
- a signalized intersection with Brunette at Allard;
- reorientation of the angled parking by the Scotia bank on Allard to parallel parking;
- left turn movements from traffic moving north along Woolridge and left onto Brunette Avenue to continue to be allowed;
- left turn movements from westbound traffic on Brunette Avenue onto Woolridge going south to be allowed;
- extension of Roderick Avenue easterly to Allard.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF JUNE 21, 1988

Traffic Impacts of Roadworks and Development in Maillardville cont'd

Mr. Murphy referred to the unknown factor of development at the corner of Woolridge and Lougheed. The number of movements from Woolridge onto Brunette are not high at this time but commercial development at the northeast corner of Woolridge and Lougheed could change this assumption. Mr. Ashford questioned whether the movement from Woolridge left onto Brunette and then north up Allard to enter the commercial area would be acceptable; it was pointed out the numbers of such movements are not expected to be significant.

Mr. Murphy was asked if consideration had been given to extending Roderick easterly past Allard and over to Boileau and possibly realigning Woolridge and/or Boileau to intersect. Discussion ensued as to the potential land acquisition that would be incurred and other pros and cons of such a concept. The Mayor suggested the Committee may wish to consider requesting a review of the two options.

Ald. Robinson questioned whether Mr. Murphy's presentation is to be given to the local business merchants; he noted that clarification is needed in this regard. After later discussion, however, it was agreed to request Engineering to delay this presentation to the merchants until there has been an assessment of different options.

Mr. Ashford emphasized the importance of improving access to the local businesses and stressed this might be more important to revitalizing the area than any beautification works or other roadworks. An intersection of Woolridge with Boileau was discussed as a costly project in addition to works currently being designed. The intersection and general access improvements were also discussed as a possible alternative priority separate from other proposed works on Brunette Avenue. It was agreed that costs and benefits of different options need to be clearly outlined to enable an informed decision by Council.

MOVED BY DEREK ASHFORD
SECONDED BY FERN BOUVIER

COUNCIL
ACTION

13 That Council request the Planning and Engineering Departments compare and review the Brunette Avenue works now being designed together with other long-term options. The review should include:

*Approved by
C. R. # 1002/88*

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF JUNE 21, 1988

Traffic Impacts of Roadworks and Development in Maillardville
cont'd

- 1) an analysis of the costs and benefits of proposals to align Woolridge with Boileau (by realigning either Boileau or Woolridge);
- 2) an analysis of traffic movements and volumes with and without other major traffic generators proposed in the area, a traffic review similar to the one presented, and also one for the Woolridge/Boileau proposal;
- 3) a general commentary on the comparative impacts of the two options and also an assessment of long and short-term costs;
- 4) a commentary on alternate median treatments, including treatments that permit physical crossings but indicate movement restrictions.

CARRIED UNANIMOUSLY

MOVED BY FERN BOUVIER
SECONDED BY DEREK ASHFORD

COUNCIL
ACTION

That Council request the collaboration of the Revitalization Consultant, Frank Ducote, in the review of Brunette Avenue area options.

CARRIED UNANIMOUSLY

General Update

T. de Jong noted Gordon Littlejohn forwarded a full response to the request for comments on priority issues for the Maillardville Official Community Plan. The Committee acknowledges and thanks Gordon Littlejohn's extra effort in this regard.

MAILLARDVILLE REDEVELOPMENT COMMITTEE
MINUTES OF JUNE 21, 1988

General Update cont'd

T. de Jong advised the Planning Department is proceeding with a cost analysis of an exterior restoration of the Place des Arts building. Mr. White is likely to have preliminary sketches for the Square available at the next meeting. The Planning Department is currently reviewing consultant submissions for Maillardville Official Community Plan work.